

TOWNSHIP OF WALL



Timothy J. Farrell, Mayor
Dan Becht, Deputy Mayor
Kevin P. Orender
Thomas M. Kingman
Erin M. Mangan

2700 Allaire Road
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TOWNSHIP OF WALL
PLANNING BOARD MEETING MINUTES
4/12/2021
<https://wallnj.com/zoom/pb>

ZOOM MEETING Please be advised that while Townhall is closed to the public, the Planning Board will be conducting its workshop session and regular meeting beginning at 7:00 PM by remote access in accordance with the stipulations made by the State of New Jersey. The meeting will be accessible via phone or by computer. To access the meeting and for instructions, please visit the following link <https://wallnj.com/zoom/pb>.

All meeting material is also available online at www.wallnj.com/pbremotemeetings

Chairwoman Coman called to order The Workshop Meeting of the Wall Township Planning Board according to the Sunshine Law.

Members:

Amanda Agnello (Alt #1)	Present	Chairwoman Coman	Present
Mr. Barlow	Present	Mayor Farrell	Present
Mr. Baumgartner	Present	Mr. Hall	Present
Deputy Mayor Becht	Present	Lieutenant O’Halloran	Present
Mr. Blewitt (Alt #2)	Present	Ms. Shanklin	Present
		Vice Chairman Wonsala	Present

Board Professionals:

Nora Coyne, P.P., AICP	Present	Raymond Savacool, P.E., P.P., C.M.E., C.F.M.	Absent
Special Board Planner		Board Engineer	
Greg McGuckin, Esq.	Present	Scott Taylor	Absent
Board Attorney		Board Planner	
Jennifer O’Sullivan	Present	Matthew Zahorsky, P.E., C.M.E.	Present
Board Secretary		Special Board Engineer	

Carried Applications

PB # 4-2021 – Jessica Siciliano

Block(s): 171 Lot(s): 10 Zone: R-7.5

Address: 2127 Locust Road

Application Deemed Complete: 2/8/2021

Application Type: Minor Subdivision with Variances

Applicant is seeking to sub-divide the property into two lots.

- ***Carried to 5/10/2021 with no noticing required.***

PB # 5-2020 – ASP Wall, LLC

Block(s): 917 Lot(s): 65 Zone: GI-5

Address: 5165 Belmar Blvd

Application Deemed Complete: 7/16/2020

Application Type: Major Preliminary and Final Site Plan with Variances

Applicant is seeking a Preliminary and Final Site Plan with Bulk Variances approval to construct seven warehouse/office building.

- ***Carried to 4/26/2021 with no noticing required.***

PB # 2-2021 – 1837 Old Mill Road

Block(s): 270 Lot(s): 25.01 Zone: HB-80

Address: 1837 Old Mill Rd

Application Deemed Complete: 1/19/2021

Application Type: Preliminary and Final Major Site Plan

Applicant is seeking to construct a new multi-tenant commercial building.

- ***Carried to 5/24/2021 with no noticing required.***

New Applications

PB # 3-2021 – Barry Jost

Block(s): 87 Lot(s): 12 & 12.01 Zone: R-15

Address: 1604 Marconi Road

Application Deemed Complete: 2/3/2021

Application Type: Minor Subdivision with Variances

Applicant is seeking to subdivide the property into two lots

- ***Carried from 3/22/2021 with no noticing required.***
- Mr. Hall goes over the project details with the board member.

Resolutions

PB # 6-2020 – Garden State Precast, LLC

Block(s): 917.01 Lot(s): 38.03 Zone: GI-2

Address: 1630 Wyckoff Road

- ***Carried to April 26, 2021***

Other Business

Minutes to be Adopted

12/7/2020, 1/11/2021, 1/25/2021, and 2/1/2021

- ***Carried to April 26, 2021***

Executive Session

Adjournment

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Chairwoman Coman called to order the Regular Meeting of the Wall Township Planning Board at according to the Sunshine Law.

Welcome to the April 12, 2021, Wall Township planning board workshop meeting this meeting is being held in accordance with the sunshine law and a resolution adopted by this board on January 25, 2021.

Roll Call

Members:

Amanda Agnello (Alt #1)	Present	Chairwoman Coman	Present
Mr. Barlow	Present	Mayor Farrell	Present
Mr. Baumgartner	Present	Mr. Hall	Present
Deputy Mayor Becht	Present	Lieutenant O’Halloran	Present
Mr. Blewitt (Alt #2)	Present	Ms. Shanklin	Present
		Vice Chairman Wonsala	Present

Board Professionals:

Nora Coyne, P.P., AICP	Present	Raymond Savacool, P.E., P.P., C.M.E., C.F.M.	Absent
Special Board Planner		Board Engineer	
Jerry McGuckin, Esq.	Present	Scott Taylor	Absent
Board Attorney		Board Planner	
Jennifer O’Sullivan	Present	Matthew Zahorsky, P.E., C.M.E.	Present

Carried Applications

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Applicant is seeking to subdivide the property into two lots.

For the Applicant

- Mr. Kociuba Professional Engineer and Professional Planner
- Timothy Middleton, Esquire

From the Public

- Betsy Cross
- There is no other additional comment provided from the public.

Summary

- The property in question consists of approximately 152,861 square feet (3.5 acres) and is located within the Residential (R-15) Zone District. The site is situated on the eastern side of Marconi Road just north of its intersection with Wight Street. The property is improved with a 2-story single-family dwelling that is serviced by a stone driveway. A frame building also exists at the rear of the site. Surrounding land uses include single-family residential properties in the R-15 zone to the north, south and west. To the east of the property is the Shark River. The surrounding properties and zone districts. Project Description: The applicant proposes to subdivide the property into two lots for the purposes of constructing two new single-family homes. The property requires variances for irregular lot shape.

Decision

- Motion: Mr. Hall
- Second: Mr. Baumgartner
- Roll Call:

Amanda Agnello (Alt #1)	Yea	Mr. Hall	Yea
Mr. Barlow	Yea	Lieutenant O’Halloran	Yea
Mr. Baumgartner	Yea	Ms. Shanklin	Yea
Deputy Mayor Becht	Yea	Vice Chairman Wonsala	Yea
Mr. Blewitt (Alt #2)	Yea	Chairwoman Coman	Yea
Mayor Farrell	Yea		

- Application approved with conditions.

Resolutions

PB # 6-2020 – Garden State Precast, LLC

Block(s): 917.01 Lot(s): 38.03 Zone: GI-2 Address: 1630 Wyckoff Road

- **Carried to 4/26/2021**

Other Business

Minutes

12/7/2020, 1/11/2021, 1/25/2021, and 2/1/2021

- **Carried to April 26, 2021**

Adjournment

- Motion: Mr. Barlow
- Second: Ms. Shanklin
- All in favor. None Opposed.

Amanda Agnello (Alt #1)	Yea	Mr. Hall	Yea
Mr. Barlow	Yea	Lieutenant O’Halloran	Yea
Mr. Baumgartner	Yea	Ms. Shanklin	Yea
Deputy Mayor Becht	Yea	Vice Chairman Wonsala	Yea
Mr. Blewitt (Alt #2)	Yea	Chairwoman Coman	Yea
Mayor Farrell	Yea		